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ME DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

X Return to: Realty Title & Escrow Co, Inc, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654
(662) 893-8077

WARRANTY DEED

Grantor(s): George D McCoy and Melissa Fowler
Address: 6713 Slashpine Drive
Walls, MS 38680
Phone: 662-587-4062 (Home) N/A (Work, if any)

Grantee(s): Kenneth O Shelton, Jr and Michele R Shelton
Address: 430 Black Bear Cove
Hernando, MS 38632
Phone: 901-378-2656 (Home) 901-461-5101 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, the undersigned Grantor, **GEORGE D MCCOY and wife, MELISSA FOWLER**, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights she may have to subject property by virtue of marriage to George D McCoy, do hereby sell, convey and warrant unto **KENNETH O SHELTON, JR AND MICHELE R SHELTON**, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

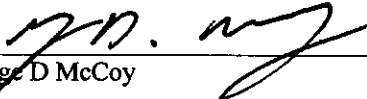
Lot 31, Section A, Buena Vista Lakes Subdivision, situated in Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 4, Pages 34-37, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

BEING the same property conveyed to George D. McCoy by Warranty Deed from Donald L. Wages and Kathleen M. Wages, dated July 11, 2006, recorded July 17, 2006, in Book 534, Page 201, Chancery Clerk's Office of DeSoto County, Mississippi.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2012 shall be prorated among the parties.

WITNESS OUR SIGNATURES this 7th day of August, 2012.


George D McCoy


Melissa Fowler

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of August, 2012, within the jurisdiction, the within named George D McCoy and Melissa Fowler, who acknowledged that they executed the above and foregoing instrument.




Notary Public

(S E A L)

My Commission expires:

FILE #: S20033